

APPLICATION FORM

CALIFORNIA READING AND LITERACY IMPROVEMENT AND PUBLIC LIBRARY CONSTRUCTION AND RENOVATION BOND ACT OF 2000 FUNDS

Administered by the California State Library, Office of Library Construction

The applicant local jurisdiction, pursuant to the Education Code, Title 1, Division 1, Part 11, Chapter 12, Articles 1-3, sections 19985-20011 and Title 5, Division 2, Chapter 3, sections 20430-20444 of the California Code of Regulations, hereby makes application for a state matching grant for the construction or remodeling of the public library facility described herein and in all supporting documents:

APPLICATION FORM INSTRUCTIONS:

- ☛ Limit comments throughout the entire form to the space provided unless otherwise stated.
- ☛ Single space responses, limiting type size to no smaller than 11 points if using a computer, or 12 pitch (elite) if a typewriter is used.
- ☛ Attachments shall not be accepted unless required by regulation or called for in the application form.
- ☛ Applicants shall submit a completed Application Form and six additional copies of the form.

(See section 20440 for complete application submittal requirements)

PROJECT IDENTIFICATION

1. Official Name of Project: > Lafayette Library & Learning Center

2. Type of Applicant Jurisdiction: > (Check one only) City ☒ County ☐ City/County ☐ District ☐

3. Grant Applicant Name: > City of Lafayette
Legal name of jurisdiction that will own building
(For multipurpose projects, list the legal name of the jurisdictions that will own the public library portion of the multipurpose building.)

4. Authorized Official of the Applicant Jurisdiction: > Erling Horn
Mayor, Chairperson of Board of Supervisors, Head of Special District, authorized to sign the application

Title: > Mayor Phone: > 925-284-1968

E-mail: > ehorn@ci.lafayette.ca.us

Address: > City of Lafayette, 3675 Mount Diablo Blvd., Suite 210
Lafayette, CA 94549

5. Project Coordinator: > Steven Falk
Name of individual who will have administrative control over the project for the applicant local jurisdiction

Title: > City Manager Phone: > 925-284-1968

E-mail: > sfalk@ci.lafayette.ca.us

Address: > City of Lafayette, 3675 Mount Diablo Blvd., Suite 210
Lafayette, CA 94549

6. Alternate Project Contact Person: > Ann Merideth

If the project coordinator is unavailable, the contact person shall be authorized to act in the capacity of the project coordinator.

Title: > Community Development Director

Phone: > 925-299-3218

E-mail: > amerideth@ci.lafayette.ca.us

Address: > City of Lafayette, 3675 Mount Diablo Blvd., Suite 210

Lafayette, CA 94549

7. Head of Planning Department: > Niroop Srivatsa

(For the applicant jurisdiction, if applicable. Special Districts are exempt.)

Title: > Planning & Building Services Manager

Phone: > 925-284-1976

E-mail: > nsrivatsa@ci.lafayette.ca.us

Address: > City of Lafayette, 3675 Mount Diablo Blvd., Suite 210

Lafayette, CA 94549

8. Head of Public Works or General Services Department: > Ron Lefler

If Applicable: Head of Public Works or General Services Department for the applicant jurisdiction. Special Districts are exempt.

Title: > Public Works Services Manager

Phone: > 925-934-3908

E-mail: > rlefler@ci.lafayette.ca.us

Address: > City of Lafayette, 3675 Mount Diablo Blvd., Suite 210

Lafayette, CA 94549

9. Operating Library Jurisdiction: > Contra Costa County Library

Legal name of library that will operate the public library

10. Library Director Name: > Anne Cain

Public library director for the library jurisdiction that will operate the public library

Title: > County Librarian

Phone: > 925-646-6423

E-mail: > acain@ccclib.org

Address: > Contra Costa County Library, 1750 Oak Park Blvd.

Pleasant Hill, CA 94523

11. Alternate Library Contact Person: > Laura O'Donoghue

If the library director is unavailable, the contact person shall be authorized to act in the capacity of the library director.

Title: > Deputy County Librarian

Phone: > 925-646-6423

E-mail: > lodonoghue@ccclib.org

Address: > Contra Costa County Library, 1750 Oak Park Blvd.

Pleasant Hill, CA 94523

12. Library Building Program Consultant: > Kathryn Page

(If applicable)

Title: > Principal

Phone: > 415-337-7272

E-mail: > kpage@ionix.net

Address: > Kathryn Page Associates, 354 Los Pamos Drive

San Francisco, CA 94121

13. Technology Planning Consultant: > N/A

(If applicable)

Title: > _____ Phone: > _____
E-mail: > _____
Address: > _____

14. Project Architect: > Wade Killefer

License # > C-10522

Providing construction budget estimate and/or conceptual plans.

Title: > Partner Phone: > 310-399-8020
E-mail: > killefer@kfarchitects.com
Address: > Killefer Flammang Architects, 1625 Olympic Blvd.
Santa Monica, CA 90404

15. Project Manager: > Tom Hedges

(If applicable)

Title: > Project Advisor Phone: > 925-944-5060
E-mail: > tom@csipm.com
Address: > Critical Solutions, Inc., 1801 Oakland Blvd., Suite 300
Walnut Creek, CA 94596

16. Construction Manager: > (Part of Architect Agreement)

(If applicable)

Title: > _____ Phone: > _____
E-mail: > _____
Address: > _____

17. Construction Cost Estimator: > (Part of Architect Agreement)

(If applicable)

Title: > _____ Phone: > _____
E-mail: > _____
Address: > _____

18. Hazardous Materials Consultant: > Glenn Young, R.G.

(If applicable)

Title: > Principal Geologist Phone: > 510-268-0461
E-mail: > gyoung@fugrowest.com
Address: > Fugro West, Inc., 1000 Broadway, Suite 200
Oakland, CA 94607

19. Project Interior Designer: > (Part of Architect Agreement)

(If applicable)

Title: > _____ Phone: > _____
E-mail: > _____
Address: > _____

TYPE OF PROJECT

New Public Library Building

1. Construction of a New Public Library Building
2. Conversion of an Existing Building into a New Public Library Building
3. Conversion and Expansion of an Existing Building into a New Public Library

Gross Total Project Square Footage

> _____ 26,761 SF

> _____ 0 SF

> _____ 0 SF

(Include both new & remodeled square footage.)

Priority:

☐ First Priority "Joint Use"

☐ Co-Location Joint Use

☐ Joint Venture Joint Use

☐ Computer Center

☐ Shared Electronic/Telecommunications

☐ Family Literacy Center

☐ Subject Specialty Center

☐ Homework Center

☐ Career Center

☐ Other similar collaborative library services with direct benefit to K-12 students

Specify: > _____

☐ Second Priority "All Others"

Gross Square Footage	
Remodeling: >	_____ 0 SF
Expansion: >	_____ 0 SF

Existing Public Library Building

4. Remodeling an Existing Public Library Building
5. Remodeling and Expansion of an Existing Public Library Building

Gross Total Project Square Footage

> _____ 0 SF

> _____ 0 SF

(Include both new & remodeled square footage.)

Gross Square Footage	
Remodeling: >	_____ 0 SF
Expansion: >	_____ 0 SF

☐ First Priority

A public library project in the attendance area of a public school that has inadequate infrastructure to support access to computers and other educational technology.

"Inadequate infrastructure" is defined as an incoming telecommunication connection to a school building of equal to or less than 512 thousand bits per second (512K bps).

Name of Public School: > _____

☐ Second Priority "All Others"

Field Act Applicability (Joint use projects only)

6. Is the project subject to the Field Act?

> Yes ☐

No ☒

Multipurpose Buildings (Multipurpose Building Projects Only)

Is the project a Multipurpose Building? > Yes ☐ No ☐

(A multipurpose building is a multi-occupant facility, part of which is a public library and part of which is used for other purposes.)

Types of Multipurpose Building Uses & Square Footage Allocations

Space Use	SQ FT	%
1. Dedicated to Public Library Use (Including Public Library / School Library Use, if Joint Use Project)	19,370 SF	95 % <small>Line 1 SF divided by (Line 1 SF + Line 3 SF)</small>
2. Dedicated to "Other" Uses	SQ FT	
A. Specify: > Lafayette Historical Society Room	445 SF	
B. Specify: > Lafayette Historical Society Closed Stor.	313 SF	
C. Specify: > Lafayette Historical Society Fire Truck	230 SF	
D. Specify: > _____	SF	
E. Specify: > _____	SF	
F. Specify: > _____	SF	
G. Specify: > _____	SF	
H. Specify: > _____	SF	
3. Subtotal: Dedicated to "Other" Uses	988 SF <small>Add Lines 2A SF thru 2H SF</small>	5 % <small>Line 3 SF divided by (Line 1 SF + Line 3 SF)</small>
4. Common Areas¹		
5. Subtotal: Total of Common Areas¹	6,403 SF <small>Must equal Line 6 SF + Line 7 SF</small>	
	SQ FT	
6. Public Library Pro Rata Share of Common Areas ¹	6,083 SF <small>Line 5 SF x % in Line 1</small>	
7. "Other" Uses Pro Rata Share of Common Areas ¹	320 SF <small>Line 5 SF x % in Line 3</small>	
8. TOTAL MULTIPURPOSE BUILDING SQUARE FOOTAGE	26,761 SF <small>Add Lines 1 SF, 3 SF, & 5 SF</small>	
9. SF ATTRIBUTABLE TO PUBLIC LIBRARY USE	25,453 SF <small>Line 1 SF + Line 6 SF</small>	

¹ "Common Areas" are those areas of a multi-occupant building that are shared by all occupants, such as lobbies, vestibules, mechanical rooms, restrooms, custodial areas, delivery, shipping and receiving areas, loading docks, kitchenettes, auditoriums, meeting rooms, conference rooms, and storage areas that are used by all parties of a multipurpose building.

PROJECT PLANNING INFORMATION

Population Growth

When providing the 1980, 2000, and 2020 population figures below, the applicant shall count only those residents:

- (a) Within the official boundaries of the applicant jurisdiction, and
- (b) Within the service area of the proposed project, but
- (c) Exclude all people living within the boundaries of other special district, county, or city public library service areas, for which there is no public library service contract with the applicant.

All Projects:

1. **Public library project's service area 1980 population:** > 20,837
2. **Source:** > U.S. Census Bureau, Historical Census Populations of Calif. Cities, Places and Towns
3. **Population Percentage Change from 1980 to 2000:** > 15 %
4. **Public library project's service area 2000 population:** > 23,908
5. **Source:** > U.S. Census Bureau, Census 2000
6. **Population Percentage Change from 2000 to 2020:** > 17 %
7. **Public library project's service area 2020 population:** > 27,900
8. **Source:** > Association of Bay Area Governments, Projections 2003

Joint Use Projects (Both Co-location & Joint Venture Projects):

9. **Project's public school attendance area(s) 1980 student population:** > 4,100
10. **Source:** > Lafayette School District; Acalanes Union High School District
11. **Population Percentage Change from 1980 to 2000:** > 12 %
12. **Project's public school attendance area(s) 2000 student population:** > 4,576
13. **Source:** > California Department of Education, DataQuest
14. **Population Percentage Change from 2000 to 2020:** > 29 %
15. **Project's public school attendance area(s) 2020 student population:** > 5,915
16. **Source:** > Lafayette School District; Acalanes Union High School District

Existing Library Facility Square Footage

Existing Public Library:

1. The current gross square footage of the existing public library(s) being replaced is: > 6,720 SF
If no existing public library facility, enter "0."

Existing School Library: (Co-located Projects Only)

2. The current gross square footage of the existing school library(s) being replaced is: > 0 SF
If no existing school library facility, enter "0."

Library Facilities Master Plan

Describe the relationship of the proposed project to other existing or planned library facilities for the jurisdiction.

Contra Costa County has a long tradition of library services that actually began in Lafayette in 1860 when the first subscription library in the county was started by the community. The County Library system was established subsequently in 1913. Today there are 23 libraries in the County system (one Central Library, 19 community branches and three outlets) that serve 870,400 residents in the service area.

Currently, the Pleasant Hill Library serves as the County's Central Library, providing centralized reference services to patrons countywide by offering a toll-free reference service and housing a collection of more in-depth and specialized materials than found in the branches. However, in 2003, the City of Pleasant Hill and the County Library undertook an assessment of needs for both the city and county. The result of this assessment was a model for meeting future library needs was to develop the Pleasant Hill Library as a community library. This action will impact the 19 branches through the redistribution of centralized reference services. Each branch, including the Lafayette Library & Learning Center, will serve as its community's source for all public library services. The library in Pleasant Hill will continue to centrally house the offices and services of the County Library, including administration, public services and support services.

The result in this change the source of services will not change the underlying relationship between the County Library and Lafayette. Since 1958, the County has operated under the policy that library revenues not be used for construction. Local communities are responsible for providing their own library facilities. Lafayette's only library was built in 1962 through a local fundraising campaign. The library is 6,720 square feet and was designed to hold a collection of 20,000 books. There are now over 60,000 items -- three times the collection and additional space simply does not exist. The library is functionally and physically inadequate with insufficient seating and technology. So tight is the space that the library must remove an old book every time it buys a new one. Since there is no meeting space, the 42-year old furniture must be moved each time a program is offered. Programs for teens and adults can only happen after the library is closed. The library is not accessible for patrons in wheelchairs, and there has been no significant energy conservation improvements. The library has changed very little since 1962 except to become crowded and outdated.

The new Lafayette Library & Learning Center will address these functional and physical inadequacies. At 26,761 square feet, it will provide the space, seating, computers and other technologies, meeting areas, learning enhancement areas, and larger collections, including reference materials, that the old library cannot provide. The LL&LC will be more than able to take over the services for Lafayette that the County will no longer provide. The LL&LC's technology capabilities will make these services accessible to the community as well as meeting the identified needs of the community.

Age of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

All Projects

1. When was the existing public library building(s) that will be replaced or improved built? > 1962 Year
If no existing public library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Co-Located Joint Use Projects Only

In addition to the information listed above:

2. When was the existing school library building(s) that will be replaced or improved built? > N/A Year
If no existing school library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Condition of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

All Projects

3. When was the most recent structural¹ renovation or expansion of the existing public library building(s) that is to be replaced or improved by the proposed project? > 1962 Year
If no existing public library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Co-Located Projects Only

In addition to the information listed above:

4. When was the most recent structural¹ renovation or expansion of the existing school library building(s) that is to be replaced or improved by the proposed project? > N/A Year
If no existing school library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

¹ Pertaining to the load bearing elements of the building

SITE INFORMATION

Ownership and Availability

Site

1. Is the library site currently owned by the applicant? Yes ☐ No ☒
2. Will the library site be owned by the applicant? Yes ☒ No ☐
3. Will the library site be leased by the applicant? Yes ☐ No ☒
4. If the library site will be leased, provide the name of the owner: > N/A
-
5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"?
[See Education Code section 19995 (c)] Yes ☐ No ☒
6. Is the site currently dedicated to the operation of a public library? Yes ☐ No ☒

Building (For Conversion Projects Only)

7. Is the building to be converted currently owned by the applicant? Yes ☐ No ☐
8. Will the building be owned by the applicant? Yes ☐ No ☐

Title Considerations

Site

9. Are there any exceptions to marketable record title? Yes ☐ No ☒

Building (For Conversion Projects Only)

10. Are there any exceptions to marketable record title? Yes ☐ No ☐

Appraisal

(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)

Site

11. What is the appraised value of the library site?
(or library portion of site, if multipurpose project) > \$ 2,291,500
12. Does the appraiser have a State Certified General Real Estate Appraiser's License? Yes ☒ No ☐

Building (For Conversion Projects Only)

13. What is the appraised value of the building?
(or library portion of building, if multipurpose project) > \$
14. Does the appraiser have a State Certified General Real Estate Appraiser's License? Yes ☐ No ☐

Site Use Potential

Accessibility

Describe the accessibility of the proposed site for the residents in the library service area:

Equal Access

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

The Lafayette Library & Learning Center site is at Lafayette's geographic center. It is located at the intersection of Mount Diablo Blvd., the city's main arterial, and First Street, which provides direct access -- 0.25 miles from the LL&LC-- to both westbound and eastbound State Route 24. Mount Diablo Blvd. runs the entire east-west length of the city, and it provides vehicular, public bus, bicycle and pedestrian access to the LL&LC. This arterial also connects to Moraga Road and Pleasant Hill Road, the major north-south arterials. Every corner of the community is no more than ten minutes by car from the LL&LC site. The LL&LC site is only 0.7 miles from the Lafayette BART station, which is easily reached by cars, bicycles and pedestrians from First Street via Deer Hill Road or from Mount Diablo Blvd. The major bus route is on Mount Diablo Road, which provides transit access to the site from Acalanes High School and a number of residential areas. The site is across the street from the start of the First Street walkway, a pedestrian and bicycle route that travels by Lafayette Elementary School, Stanley Middle School, and connects with the regional Lafayette-Moraga Trail. There are other trails in the residential areas that connect and eventually end somewhere in the downtown core.

In terms of distances, the LL&LC is the following distances from the from the following facilities: Lafayette Elementary School -- .15 miles, Stanley Middle School -- .25 miles, Happy Valley Elementary School -- 1.5 miles, Acalanes High School -- 1.75 miles, Burton Valley Elementary School -- 2 miles, Springhill Elementary School -- 2 miles, Chateau Lafayette (senior housing) -- .10 miles, Futures Explored (development disabled) -- .25 miles, Las Trampas (development disabled) -- .25 miles, BART station -- .7 miles.

There are no natural or artificial barrier that will impede access to the LL&LC site.

Public Transit Access

☞ Number of public transit stops located within ¼ mile of site: > 8

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

The LL& LC is located on Mount Diablo Blvd. which serves as the major bus route through Lafayette for County Connection, the regional bus agency. There are eight bus stops within .25 miles of the LL&LC site, including an eastbound stop in front of the site and a westbound stop across the street. Route 206 is the main route, and it connects most of the community with the Lafayette BART station. This route provides direct service between Acalanes High School, Happy Valley Elementary School and Burton Valley Elementary School in Lafayette and St. Mary's College in Moraga and the downtown and BART. Route 106 connects the Lafayette BART station with one in Orinda, and it provides direct service to Lafayette Elementary School. All County Connection buses are fully accessible, equipped with bicycle racks and wheelchair areas.

The LL&LC is 0.7 miles from the Lafayette BART station. This regional rapid system provides Lafayette residents and visitors access between the community and eastern Contra Costa County, Berkeley, Oakland, southern Alameda County, San Francisco and the San Francisco Peninsula. BART also provides service to Oakland and San Francisco Airports.

Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

The LL&LC is well-served by pedestrian and bicycle facilities. There are sidewalks on the site's three street frontages; all of these sidewalks will be improved as part of the project. Across from the site at the southeast corner of First Street and Golden Gate Way is the northern end of the First Street Multi-Use Path. This 12-foot wide path goes past Lafayette Elementary School to Stanley Middle School. There is a connection there with the regional Lafayette-Moraga Trail. There are sidewalks on First Street north of Mount Diablo Blvd. that connect to Deer Hill Road north of SR 24 and the BART station. There are also sidewalks on Mount Diablo Blvd. through the downtown and to the BART station. All the sidewalks around the site connect to sidewalks throughout the downtown and along a portion of the Moraga Road and all of the Pleasant Hill Road arterials. The LL&LC has been designed to take advantage of pedestrian access with the two Public Plazas, Outdoor Amphitheater, and Reading Court -- all adjacent to public sidewalks. Lafayette and Stanley students will be able to take the path directly to the LL&LC.

In terms of bicycle facilities, the First Street Multi-Use Path is for bicycles. It also connects with the bike lane on First Street north to the lane on Deer Hill Road that stretches between Happy Valley Road to the west and Pleasant Hill Road to the east at Acalanes High School. Pleasant Hill Road has a bike lane that at its southern end that connects with another section of the Lafayette-Moraga Trail and at its northern end goes into the cities of Pleasant Hill and Martinez to the north. Finally there is a bike lane on Mount Diablo between First Street in front of the LL&LC site and Pleasant Hill Road. There are no local ordinance requirements for bicycle parking; the LL&LC will have 20 covered bicycle spaces adjacent to First Street.

Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

The LL&LC site fronts three streets: Mount Diablo Blvd., First Street, and Golden Gate Way. Mount Diablo Blvd. is Lafayette main arterial, and it bisects the city with other arterials and collector streets feeding off of it from the north and south. A traffic study was completed by Parisi Associates as part of the environmental review. The study concluded the project would not significantly impact traffic around the site or in the vicinity. However, the project does include traffic improvements recommended by the study, including additional stop signs, gutter, ramps and sidewalk improvements, and a raised intersection at First Street / Golden Gate Way.

Vehicular access to the LL&LC site will be off of Golden Gate Way via a two-way driveway into a surface parking lot. Patrons can then park in the lot, go to the lower level parking garage, or go up a ramp into the upper level parking garage. (Electronic signs will indicate how many parking spaces are available within the parking garage.) Patrons entering the lower level of the garage can use the materials drop-off from their cars and exit via a one-way driveway onto Golden Gate Way. Patrons exiting from either driveway can turn right and proceed to First Street for access to southern, western and northern parts of Lafayette. Patrons can also turn left on Golden Gate Way and head east to Mount Diablo for access to eastern and northern parts of Lafayette.

Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

<u>Street Name</u>	<u>Number of Blocks from Site</u>	<u>Traffic Count</u>	<u>Count Date</u>
1. > Deer Hill Road	3	15,300	10/2001
2. > Mt. Diablo Boulevard	0	38,470	10/2001
3. > Pleasant Hill Road	10	31,500	10/2001
4. > Moraga Road	2	29,475	10/2001

Library Automobile Parking

1. Number of library parking spaces available off street, on library site: > 86 spaces
2. Number of library parking spaces available off street, off library site: > 0 spaces
(within 500 feet of front door)
3. Number of parking spaces available on street: > 125 spaces
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking: > 211 spaces

Zoning Requirements

5. Number of on-site library parking spaces required by local zoning: > 0 spaces
6. Was a zoning variance or waiver obtained for the project for parking? > Yes ☐ No ☒
7. If so, by how many spaces were the parking requirements reduced? > 0 spaces
8. Provide number of square feet per parking space as required by local zoning: > 0 SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations: > 424 SF

Automobile Parking to Building Square Footage Ratio

10. Calculate:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{36,464 \text{ SF}}{26,761 \text{ SF}} = > 1.36 \text{ SF of Parking/1SF of Building}$$

Example:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = 1.5 \text{ SF of Parking / 1 SF of Building}$$

Library Bicycle Parking

11. Total Number of Spaces Available for on-site Library Bicycle Parking > 20 spaces

Parking Rationale

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

1) The on-site parking for the LL&LC was located on the southern and eastern sides of the site for two reasons. First, the community wanted the building itself to be right at the corner of Mount Diablo Blvd. and First Street, and they did not parking to impact the relationship between pedestrians and the Mount Diablo Blvd, First Street and Golden Gate Way open areas. Two, design of the LL&LC took advantage of topography of the site -- which slopes south down to Golden Gate Way -- to tuck the two-level parking garage under the building. The on-site parking lot and vehicular access to the site was placed at the eastern end of site away from the First Street / Golden Gate Way intersection and to reduce conflicts between children using the First Street path and patrons driving to and from the site. As for off-site parking, the site does not have those types of retail uses that require large amounts of parking on the street immediately adjacent. The Parisi study also included an on-street parking analysis, and concluded that the excess capacity of on-street parking would be adequate for the project's parking demand. 2) The Lafayette Municipal Code does not have parking requirements for libraries. 3) As discussed above, the site is well-served by public transit. Bus transit is available immediately in front of the site. The Lafayette BART station is only 0.7 miles from the site. 4) The LL&LC will have 20 covered parking spaces for bicycles. These spaces will be in adjacent to First Street and easily accessible from the First Street Multi-Use Path. Bicyclists can then enter into the middle level of the LL&LC directly by the elevator to the main level and the entrance into the Library Arts & Science Discovery Center. 5) Three analyses were undertaken to determine the appropriate number of spaces. City staff looked at parking requirements at similar-sized projects in similar-sized communities, and the average was 3-4 spaces / 1,000 square feet of building. Kathy Page, the City's building program consultant, determined that 3-4 spaces / 1,000 gross square feet of building should be with 85% dedicated to the LL&LC and 15% on-street. Parisi Associates recommended 4-5 spaces / 1,000 square feet of building. The approved LL&LC provides 86 on-site parking spaces: 22 regular spaces in the surface lot; 14 compact, 4 accessible and 46 regular spaces in the parking garage. There are 217 on-street parking spaces within 500 feet of the site. Using 3.5 spaces / 1,000 gross square feet as a reasonable criteria, the LL&LC needs 80 spaces on-site and 14 off-site. The available parking more than meets this criteria.

Visibility

Describe how visible and prominent the public library building will be within the library service area.

The LL&LC site is at the geographic center of Lafayette. It is on the busiest street in the city at the second busiest intersection in the city. Every weekday, over 38,000 vehicles will pass by the site. For riders on BART and for travelers on SR 24 it will be a beacon for the community due to its design with glowing high windows. For those eastbound travelers that exit the Central Lafayette exit from SR24, the LL&LC will be the icon for the community. The building will also be visible to those walking and riding bicycles in the area on the nearby paths and trails.

Community Context & Planning

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

The LL&LC is within Lafayette's downtown and the Lafayette Redevelopment Project Area. When the Area was created in 1994, it was recognized then that the rebuilding of the library will be a significant project and part of the enhancement of the downtown. The LL&LC will be the most significant public project in the community and follows the success of the second-most significant, the redevelopment of the historic Lafayette Plaza in 2001 and just two blocks from the LL&LC. The Lafayette General Plan, which was rewritten and adopted in 2002, recognizes the downtown as the center of the community and the place for services, community facilities and civic uses. "Downtown Lafayette is the city's commercial, civic and cultural center." The land use and zoning ordinances in the Lafayette Municipal Code encourages community facilities and civic uses in the downtown. Finally, the community went through a long and comprehensive site selection process that is described in detail below. Part of the process was the evaluation of twelve sites in the downtown that included specific policy criteria: would the site involve the condemnation of private residences; would the project culvert a creek; and would the project require the relocation of businesses. The answer was "no" to all three criteria for the LL&LC site.

The LL&LC is easily accessible to other facilities and areas of the community. It is within Lafayette's retail corridor. As discussed above, the LL&LC is less than two miles from Lafayette's public schools. It is within a few hundred feet of the city's largest senior housing complex. It is within easy walking distance of the city's two developmentally disabled training programs. It is directly on bicycle and pedestrian routes. The site is no more than ten minutes from any part of the city.

Site Selection Process

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

The selection of the LL&LC site was the product of a long and comprehensive process that involved the community, elected, appointed officials, staff and consultants. The first step in the process was the decision by the City Council in 1997 that a new site was needed after receiving the recommendations of the City Offices Task Force that the current library should be moved. The Council hired BSA Architects to do a feasibility and analysis of four sites in the downtown for presentation to the Council, Planning Commission and public. Wanting still more public input, the Council and Lafayette School District Board jointly created the Lafayette Library Vision 2000 Task Force to undertake a community-based analysis of sites. The Task Force went on an all-day public walking tour of the downtown to consider 12 sites. With the assistance of the City Manager and Planning staff, the Task Force used a Selection Evaluation Criteria Matrix created by Library Management Consultants. The Matrix included the following site criteria: size, zoning, cost of acquisition, acquisition issues, cost of construction, vehicular access and accessibility, pedestrian access, neighborhood compatibility, distance from schools and senior facilities, environmental issues, urban design considerations, and mixed use potential. The Task Force recommended five sites to the City Council and the list was subsequently reduced to three based on input at public meetings. The Council created the citizen-based Library Building Committee to carry on the work of the Task Force to assist the Council and staff in the selection of a site. A financial analysis of the three sites was completed by Economic & Planning Systems, and more public meetings were held. At the conclusion of these meetings -- __ in all, it was the consensus of the community that the Veterans Memorial Building property was by far the best site. City and County management staff developed an agreement with Veterans groups for a new building on a new site to be built for them and to clear the site for the LL&LC.

Site Selection Summary

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

As well-proven and documented by the results of the community-based selection process, the site for the LL&LC was selected as the best site for a number of reasons:

- 1) It is a site that is centrally located to ensure accessibility to people living, working or going to school in Lafayette.
- 2) The site is the right size.
- 3) The site could be acquired by the City through a creative, cooperative process with the County and Veterans groups.
- 4) No private residences will be removed.
- 5) While the site has two marginal tenants, both businesses can be easily relocated.
- 6) The site is consistent with its zoning.
- 7) The LL&LC is absolutely an appropriate use of the site.
- 8) The site will allow the LL&LC make a strong design statement about Lafayette's dedication to its children and learning while remaining true to its semi-rural character.
- 9) The site is the most visible and easily identifiable of all the other sites considered.
- 10) The site is in the downtown, close to schools, retail, civic services, churches, entertainment, and parks.
- 11) The site will contribute to the redevelopment of the downtown, stimulate the creation of mixed-use projects with affordable housing, and stimulate the enhancement of the eastern end of Mount Diablo Blvd.
- 12) The site is easily accessible from three commercial streets.
- 13) The site does not require travel through a neighborhood.
- 14) It is on the major bus route in Lafayette and 0.7 miles from the Lafayette BART station.
- 15) There are pedestrian and bicycle paths and lanes immediately adjacent.
- 16) Children from Lafayette Elementary School and Stanley Middle School can safely walk or ride their bikes to the LL&LC.
- 17) Senior residents of the Chateau Lafayette can safely walk to the LL&LC.
- 18) Disabled clients of the Futures Explored and Las Trampas programs can easily get to the LL&LC.
- 19) The site can accommodate the community's needs for services, spaces and collection needs in a beautiful, light and airy building.
- 20) Adequate parking for cars and bicycles can be accommodated.
- 21) A number of studies for the environmental review, including geotechnical, traffic, parking, and hazardous materials, were done. Based on the results of the environmental review, there are no significant adverse impacts that cannot be easily mitigated. And all the mitigation measures have been incorporated into the approved project.
- 22) Most importantly, the site -- at the center of Lafayette -- will symbolize that the LL&LC is at the heart of the community.

The only problems with the site were design concerns. The site fronts on three streets. There was the need to express the very public presence of the LL&LC on Mount Diablo Blvd. and up to BART and SR24. At the same time, there was the need to express the need to make the LL&LC welcoming to the children coming north up the First Street Path from Lafayette Elementary School and Stanley Middle School. Killefer Flammang solved these concerns -- and won the Project Architect design competition with these solutions -- in three ways. The parking and parking access were moved to the Golden Gate Way side so that cars would not dominate the two most visible elevations. A large Public Plaza was created next to Mount Diablo Blvd. to establish the "front" of the building with its main entrance and immediate access into the Community Room. This created a very physical presence while making the space useful as a friendly community space. This main Plaza then meanders down the slope along First Street through the Reading Court and Outdoor Amphitheater and ends in a more intimate Public Plaza for the children and for those coming to the used book store.

Site Description

Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

<u>All Projects</u> (Except Multipurpose Buildings)		<u>Square Footage</u>
1. Proposed Library Building Footprint ¹	>	_____ SF
2. Proposed Library Surface Parking Lot	>	_____ SF
3. Proposed Library Parking Structure Footprint ¹	>	_____ SF
4. Future Library Building Expansion Footprint ¹	>	_____ SF
5. Future Library Parking Expansion	>	_____ SF
6. Required Local Zoning Set-Backs	>	_____ SF
7. Desired Aesthetic Set-Backs & Amenities	>	_____ SF
8. Miscellaneous & Unusable Space	>	_____ SF
9. Total Square Footage of Library Project Site	>	_____ SF
10. Proposed Under-Building Parking	>	_____ SF

¹ "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint of 5,000 square feet.

Multipurpose Building Projects Only

		A Library² Dedicated <u>SQ FT</u>	B Library Portion of Common <u>SQ FT</u>	C Other³ Common <u>SQ FT</u>	D Other³ Dedicated <u>SQ FT</u>
1. Proposed Building	>	19,370	6,083	320	988
2. Proposed Surface Parking Lot	>	7,757	0	0	408
3. Proposed Parking Structure	>	0	0	0	0
4. Future Building Expansion	>	0	0	0	0
5. Future Parking Expansion	>	0	0	0	0
6. Required Local Zoning Set-Backs	>	7,625	0	0	0
7. Desired Aesthetic Set-Backs & Amenities	>	17,580	0	0	0
8. Miscellaneous & Unusable Space	>	0	0	0	0
9. Total Square Footage of Multipurpose Project Site	>	52,332	6,083	320	1,396
10. Proposed Under-Building Parking	>	26,712	0	0	0

² Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

³ "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

Zoning

Classification

1. What is the current zoning classification of the site? > C-1, General Commercial District 1

2. Will the site have to be rezoned to build the project? Yes ☐ No ☒

Variance or Waiver

3. Will a zoning variance or waiver be needed to build the project? Yes ☒ No ☐

4. If so, list the date the variance or waiver has been or will be granted? > October 23, 2003
(Date)

Permits & Fees

Permit & Fees Identification

Provide a list of any site permits or fees that have been or will need to be obtained:

<u>Permit or Fee</u>	<u>Cost of Permit or Fee</u>	<u>Date Obtained or will be Obtained</u>
5. >Utility Permits (electric, gas, sewer, water)	\$ 207,768	September 2005
6. >	\$	
7. >	\$	
8. >	\$	

Drainage

9. Is the site in the 100-Year Flood Plain? Yes ☐ No ☒

10. Do any watercourses that require control drain onto the site? Yes ☐ No ☒

11. Do any watercourses that require control drain off the site? Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site? Yes ☒ No ☐

Describe any necessary mitigation measures regarding drainage.

The following is a Project mitigation measure adopted by the Lafayette Redevelopment Agency and incorporated into the Project by the Planning Commission approval of the land use permit: The City will require the Project to include Best Management Practices in its plans, in accordance with the County's NPDES permit for clean water and to comply with provisions of Chapter 5-4, Storm Water Management and Discharge Requirements, of the Lafayette Municipal Code.

California Environmental Quality Act (CEQA)

CEQA Litigation

Are there any unresolved legal actions pending against the project regarding CEQA compliance? Is so, provide the case name, court number, and a brief explanation.

There are no unresolved legal actions pending against the project regarding CEQA compliance.

Energy Conservation

Describe what measures (including building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

Sustainable design practices are part of the plans to reduce energy consumption and operating costs for the LL&LC. If feasible, some of the materials from the demolition of the Veterans Memorial Building will be recycled into the LL&LC. Water-efficient landscaping specifically suited to the Lafayette climate and pervious hardscape that will drain to the watertable will be specified. The building design is based on the principles of daylighting and ample viewsheds. For example, the building is oriented to the south and windows are oriented to allow maximum natural light into the interior spaces. The high wood-slat acoustical ceilings will be full of natural lighting, but the exterior overhangs will deflect direct sunlight and heat gain.

Energy consumption will be reduced well-below mandated levels with the installation of an underfloor air distribution system. In Lafayette's climate, the advantages of this system include: reduced cost of churn; improved temperature comfort and air quality; flexible load changes; no mechanical cooling; and significantly lower energy costs.

Other design specifications call for rapidly renewable materials that are regionally available and low-emitting adhesives, paint, carpet and composites.

The project will exceed Title 24 and County and City requirements for energy efficiency. In fact, the LL&LC will be submitted for a LEED (leadership in Energy and Environment Design) rating by the Green Building Council.

Historic Buildings

Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago? Yes ☐ No ☒

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places? Yes ☐ No ☒
3. A National Historic Landmark? Yes ☐ No ☒
4. A National Monument? Yes ☐ No ☒
5. On County or Municipal Historic Designation list? Yes ☐ No ☒
6. On the California Register of Historical Resources list? Yes ☐ No ☒
7. A California Historical Landmark? Yes ☐ No ☒
8. A State Point of Historical Interest? Yes ☐ No ☒

Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency? Yes ☐ No ☒
10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed? Yes ☐ No ☒

If not, please explain.

The historic significance of the existing building on the site, the Veterans Memorial Building, was analyzed through the Final Mitigated Negative Declaration that was prepared for the "Lafayette Veterans Memorial Building and Lafayette Library Relocation and Construction Project". This document did not identify the building as an historic resource in the Lafayette Redevelopment Plan or Lafayette General Plan. There is no evidence that the building played a significant role in Lafayette's history, nor do the local Veterans organizations regard it as historically significant to their interests. The building is similar to the vernacular character of other Veterans buildings in the county, and it does not meet the City's requirement for an historical landmark pursuant to Section 6-2111 of the Lafayette Municipal Code. Finally, the approved Veterans Building project includes as a condition that a photographic survey of the building be undertaken prior to demolition.

There are no buildings on adjacent properties that were built longer than fifty years ago.

State Historic Preservation Office (SHPO)

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes ☐

No ☒

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

Local Historic Preservation Ordinance

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes ☐

No ☒

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

The site for the LL&LC consists of a developed parcel on the southeast corner of Mount Diablo Blvd, and First Street, bordered to the south by Golden Gate Way, and two graded and paved parcels on Golden Gate Way to the east. It is the conclusion of the geotechnical professionals (Cal Engineering & Geology, Inc.) that the site is suitable for the construction of the LL&LC, parking structure and surface parking lot.

The site is not located within a Special Study Zone, and the potential for surface rupture due to faulting at the site is low. The nearest mapped active fault is located eight kilometers (approximately five miles) to the southeast. Structural systems for the building will need to be designed for CBC Seismic Zone 4 conditions, soil type Sc, and Seismic Source Type B at a distance of eight kilometers or Type A fault at a distance of eleven kilometers from the site.

Alluvial soils of varying thicknesses were encountered during site excavation. Potentially liquefiable soils are limited to thin, isolated, discontinuous lenses of granular soil with the generally fine-grained alluvium. The underlying bedrock consists primarily of silty sandstone with lesser amounts of sandy siltstone.

The primary geotechnical concern is the finding of dissimilar earth materials at the elevation of the basement (parking garage). This adverse condition and potentially liquefiable layers of alluvium can be mitigated through the use of deepened foundations consisting of drilled cast-in-place friction piles that extend through the alluvium into the bedrock. Portions of the weathered bedrock and alluvium exposed at this elevation are expansive and a stiff basement slab design. The slab design can be reduced if the expansive sections are removed and replaced with non-expansive select fill from the excavated sandstone bedrock. Groundwater was encountered near the basement elevation as well. Basement walls and floor slab will need waterproofing and drainage systems for effective control of site drainage conditions. It is likely that shoring and foundation piles will encounter groundwater, but the potential of caving the holes can be mitigated by drilling and placing concrete the same day.

These recommended mitigations and all other recommendations from the geotechnical reports are conditions of the project approval. In fact, the Project Architect has made significant modifications to the parking structure during the development of the conceptual design to take into account the geotechnical conditions while reducing project costs.

Therefore, there are no special geologic conditions that will prevent the development of the LL&LC or significantly increase the cost of development of site for the LL&LC.

Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

<u>Structure(s) to be Demolished</u>	<u>Demolition Cost Estimate</u>
1. > Demolition of Existing Structure	\$ 40,000
2. > Lead and Asbestos Abatement	\$ 24,000
3. >	\$
4. >	\$
5. >	\$
6. >	\$
Total Demolition:	> \$ 64,000

Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

Utility	Availability	Cost to bring Service to Site (Ineligible)
1. Electricity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
2. Fiber Optic Cable	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
3. Telephone	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
4. Gas	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
5. Cable TV	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
6. Storm Sewer	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
7. Sanitary Sewer	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
8. Water	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0

Site Development

(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)

Site Development Costs	Eligible	Ineligible
1. Utilities	\$ 131,300	\$ 0
2. Cut, Fill & Rough Grading	\$ 303,200	\$ 0
3. Special Foundation Support (pilings, etc.)	\$ 0	\$ 0
4. Paving, curbs, gutters & sidewalks	\$ 635,300	\$ 0
5. Retaining Walls	\$ 118,200	\$ 0
6. Landscaping	\$ 139,500	\$ 0
7. Signage	\$ 32,800	\$ 0
8. Lighting	\$ 53,200	\$ 0
9. Removal of underground tanks	\$ 0	\$ 0
10. Removal of toxic materials	\$ 0	\$ 0
11. Rock removal	\$ 0	\$ 0
12. Traffic signals.....	\$ 0	\$ 0
Other (Specify):		
13. Trellis	> \$ 98,500	\$ 0
14. Parking Structure	> \$ 3,367,000	\$ 0
15. TOTAL SITE DEVELOPMENT COSTS:	\$ 4,879,000	\$ 0

FINANCIAL INFORMATION

Normal Public Construction Costs in the Applicant's Area

For projects with new construction only (i.e., constructing a totally new library building or the expansion to an existing building)

Construction Cost Index Approach:

To justify the eligible projected construction cost estimate for new construction, applicants shall complete the following:

1) January 2002 current costs per square foot:

- A. For new facilities: \$202 /SF
B. For square footage added to an existing building, i.e. "expansions": \$238 /SF

Multiply the appropriate County Locality Adjustment Factor (2B) by the appropriate new cost per square foot figure (2C) (See section 20436 (c) (1) to obtain the "Locally Adjusted Construction Cost per Square Foot" figure (2D):

- 2) A. County: > Contra Costa County Locality B. Adjustment Factor: > 1.14 X Appropriate C. New Cost/SF: > \$202 /SF = D. > \$ 230 /SF
(Select: 1A or 1B)
Name of Project County

[Example: Solano 1.07 X \$202/SF = \$216/SF]

- 3) A. Locally Adjusted Construction Cost Per Square Foot: > \$ 230 / SF
(Re-enter Line 2D)

The "Locally Adjusted Construction Cost per Square Foot" (3A) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of months (4A) times .002 (1/5%) to get an inflation factor (4B). Multiply the inflation factor (4B) times the "Locally Adjusted Construction Cost per Square Foot" figure (4C) to get an "Additional Cost per Square Foot" figure (4D):

- 4) A. Number of Months: > 57 X .002 = Inflation B. Factor: > .114 X Locally Adjusted C. Construction \$/SF: > \$230 /SF = Additional \$/SF D. > \$26 /SF
(1/5%) (Re-enter 3A)

[Example: 14 X .002 = .028 X \$216/SF = \$6/SF]

Add the resulting "Additional Cost per Square Foot" figure (5A) to the "Locally Adjusted Construction Cost per Square Foot" figure (5B) to get the "Eligible Projected Construction Cost per Square Foot" figure (5C):

- 5) A. Additional Cost/SF: > \$ 26 /SF + Locally Adjusted B. Construction \$/SF: > \$ 230 /SF = Eligible Projected C. Construction \$/SF: > \$ 256 /SF
(Re-enter 4D) (Re-enter 4C)

[Example: \$6/SF + \$216/SF = \$222/SF]

The total "Eligible Projected Construction Cost" for the project is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (5C) by the total number of square feet of new construction:

- 6) The Eligible Projected Construction \$/SF: > \$ 256 /SF
Multiplied By (Re-enter 5C)
7) The Square Footage of New Construction: > 25,453 SF
Equals
8) The Eligible Projected Construction Cost: > \$ 6,515,968

If the projected construction cost estimated by the project architect is lower than the figure in Line 8, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

- 9) Eligible Contingency: (10% of Line 8) > \$ 651,597

Comparable Public Construction Approach:

As an alternate to the Construction Cost Index approach to estimating normal construction costs in the applicant's area, the applicant may employ a local public construction cost comparison approach to calculate the Eligible Projected Construction Cost figure. [See section 20436 (c)(3)] List a minimum of three comparable public construction projects that have been bid within the applicant's County within three years of the Board's deadline for application.

Comparable public construction projects are public libraries, community colleges, post offices, museums, courthouses, city halls, auditoriums, convention centers, civic centers, senior citizen centers, public schools, and recreation centers.

The costs listed shall be for construction of the building only and exclusive of any site acquisition, demolition, development, utilities, or landscaping; surface and under building parking; works of art; shelving; furniture; built-in service desks, counters, workstations, or other casework; movable equipment; or architectural and engineering fees.

Project	Date Bid	Construction Cost/SF	Example:
A. >		\$ ____ /SF	\$230 / SF
B. >		\$ ____ /SF	\$210 / SF
C. >		\$ ____ /SF	\$220 / SF
D. >		\$ ____ /SF	
E. TOTAL		> \$ ____ /SF	\$660 / SF

10) Locally Determined Comparable Cost Per Square Foot (\$/SF):

> \$ ____ /SF Divided by > ____ = > \$ ____ /SF

Re-enter Line E # of Projects Locally Determined Comparable Cost per Square Foot

Example: \$660/SF Divided by 3 = \$220/SF

The "Locally Determined Comparable Cost per Square Foot" (10) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of months (11A) times .002 (1/5%) to get an inflation factor (11B). Multiply the inflation factor (11B) times the "Locally Determined Comparable Cost per Square Foot" figure (11C) to get the "Additional Cost per Square Foot" figure (11D):

11) A. Number of Months: > ____ X .002 = Inflation B. Factor: > ____ X Locally Determined C. Comparable \$/SF: > \$ ____ /SF = D. > \$ ____ /SF

(1 / 5%) (Re-enter 10)

Example: 14 X .002 = .028 X \$220/SF = \$6/SF

Adding the resulting "Additional Cost per Square Foot" figure (12A) to the "Locally Determined Construction Cost per Square Foot" figure (12B) gives the "Eligible Projected Construction Cost per Square Foot" figure (12C):

12) A. Additional Cost/SF: > \$ ____ /SF + B. Locally Determined Construction \$/SF: > \$ ____ /SF = Eligible Projected C. Construction \$/SF: > \$ ____ /SF

(Re-enter 11D) (Re-enter 11C)

Example: \$6/SF + \$220/SF = \$226/SF

The "Eligible Projected Construction Cost" is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (12C) times the square footage of new construction:

13) The Eligible Projected Construction \$/SF: > \$ ____ /SF

Multiplied By (Re-enter 12C)

14) The Square Footage of New Construction: > ____ SF

Equals

15) The Eligible Projected Construction Cost: > \$ ____

If the projected construction cost estimated by the project architect is lower than the figure in Line 15, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

16) Eligible Contingency: (10% of Line 15) > \$ ____

Library Project Budget (All projects except Multipurpose Projects)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank provided.

Line Items:	Eligible	Ineligible
1) New Construction.....>	\$	\$
2) Remodeling Construction.....>	\$	\$
3) Contingency.....>	\$	\$
4) Appraised Value of Building.....>	\$	\$
5) Appraised Value of Land.....>	\$	\$
6) Site Development.....>	\$	\$
7) Site Demolition.....>	\$	\$
8) Site Permits & Fees.....>	\$	\$
9) Site Option to Purchase Agreement.....>	\$	\$
10) Furnishings & Equipment Costs.....>	\$	\$
11) Signage.....>	\$	\$
12) Architectural & Engineering Fees.....>	\$	\$
13) Construction Cost Estimator Fees.....>	\$	\$
14) Interior Designer Fees.....>	\$	\$
15) Geotechnical/Geohazard Reports.....>	\$	\$
16) Hazardous Materials Consultant Fees.....>	\$	\$
17) Energy Audit, Structural Engineering, Feasibility & ADA Studies.....>	\$	\$
18) Library Consultant Fee.....>	\$	\$
19) Construction/Project Management.....>	\$	\$
20) Other Professional Fees.....>	\$	\$
21) Local Project Administration Costs.....>	\$	\$
22) Works of Art.....>	\$	\$
23) Relocation Costs & Moving Costs.....>	\$	\$
24) Acquisition of Library Materials.....>	\$	\$
25) Other (Specify):.....>	\$	\$
26) Other (Specify):.....>	\$	\$
27) Other (Specify):.....>	\$	\$
28) TOTAL PROJECT COSTS:.....>	\$	\$

Sources of Project Revenue (All projects except Multipurpose Projects)

29) State Matching Funds (65% of Line 28 ¹ Eligible Costs)	>	\$
30) Local Matching Funds (Line 28 Eligible Costs minus Line 29)	>	\$
[Must also equal the total of Lines 31 – 35]		

Sources of Local Matching Funds:

31) City	>	\$
32) County	>	\$
33) Special District	>	\$
34) Private	>	\$
35) Other (Specify):	>	\$
36) Local Credits [Land ² and A&E Fees]	>	\$
37) Adjusted Local Match [Line 30 minus Line 36]	>	\$
38) Supplemental Local Funds [Same as Line 28 ineligible]	>	\$
39) TOTAL PROJECT INCOME: [Add Lines 29, 30, and 38]	>	\$

¹ Up to a maximum of \$20,000,000² Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"
[See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget**(New Public Libraries, including Conversion Projects except Multipurpose Projects)

EXPENDITURES		INITIAL START-UP EXPENSES	ANNUAL EXPENSES
1. Salaries/Benefits	>	\$	\$
2. Facilities Costs	>	\$	\$
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify):			
3. Equipment & Supplies Costs	>	\$	\$
Equipment			
Supplies			
4. Materials	>	\$	\$
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$	\$
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify):			
6. Miscellaneous (Other)	>	\$	\$
7. TOTAL EXPENDITURES:	>	\$	\$

Multipurpose Project Budget (With Library Project Budget) (Multipurpose Projects Only)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank space provided.

Line Items:	A Library¹ Dedicated Eligible	B Library Portion of Common Eligible	C Library Total Eligible	D Library Total Ineligible	E Other² Total Ineligible
1. New Construction	\$4,958,652	\$1,557,316	\$6,515,968	\$334,848	\$2,454,184
2. Remodeling Construction	\$0	\$0	\$0	\$0	\$0
3. Contingency	\$495,865	\$155,732	\$651,597	\$33,485	\$245,418
4. Appraised Value of Building	\$0	\$0	\$0	\$0	\$0
5. Appraised Value of Land	\$1,659,201	\$521,090	\$2,180,291	\$0	\$111,209
6. Site Development	\$3,532,727	\$1,109,490	\$4,642,217	\$0	\$236,783
7. Site Demolition	\$46,340	\$14,554	\$60,894	\$0	\$3,106
8. Site Permits & Fees	\$150,438	\$47,247	\$197,685	\$0	\$10,083
9. Site Option Agreement	\$0	\$0	\$0	\$0	\$0
10. Furnishings & Equipment Costs	\$1,362,971	\$428,055	\$1,791,026	\$0	\$29,700
11. Signage	\$43,444	\$13,644	\$57,088	\$0	\$2,912
12. Architectural & Engineering Fees	\$848,608	\$266,514	\$1,115,122	\$0	\$56,878
13. Construction Cost Estimator Fees	\$29,687	\$9,323	\$39,010	\$0	\$1,990
14. Interior Designer Fees	\$47,064	\$14,781	\$61,845	\$0	\$3,155
15. Geotechnical/Geohazard Reports	\$14,482	\$4,548	\$19,030	\$0	\$970
16. Hazardous Materials Consultant Fees	\$10,861	\$3,411	\$14,272	\$0	\$728
17. Energy Audit, Structural, ADA, & Engineering Feasibility Studies	\$0	\$0	\$0	\$0	\$0
18. Library Consultant Fees	\$43,700	\$0	\$43,700	\$0	\$0
19. Construction/Project Management	\$566,945	\$178,055	\$745,000	\$0	\$38,000
20. Other Professional Fees	\$108,819	\$34,176	\$142,995	\$0	\$7,294
21. Local Project Administration Costs	\$0	\$0	\$0	\$15,000	\$0
22. Works of Art	\$0	\$0	\$0	\$51,798	\$0
23. Relocation Costs & Moving Costs	\$0	\$0	\$0	\$30,000	\$0
24. Acquisition of Library Materials	\$0	\$0	\$0	\$250,000	\$0
25. Other (Specify): _____	\$0	\$0	\$0	\$0	\$0
26. Total Project Costs:	\$13,919,804	\$4,357,936	\$18,277,740	\$715,131	\$3,202,410

¹ *Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).*

² *"Other" uses means any other space that does not provide for the delivery and support of public library direct services.*

Sources of Multipurpose Project Revenue *(Multipurpose Projects Only)*

27. State Matching Funds (65% of Line 26 Eligible Costs ¹)	>	\$ 11,880,531
28. Local Matching Funds	>	\$ 6,397,209
<i>[Column C, Line 26 minus Line 27. Must also equal the total of Lines 29 – 33]</i>		

Sources of Local Matching Funds:

29. City	>	\$ 6,397,209
30. County	>	\$
31. Special District	>	\$
32. Private	>	\$
33. Other (Specify):	>	\$
34. Local Credits [Land ² and A&E Fees]	>	\$ 2,475,666
35. Adjusted Local Match [Line 28 minus Line 34]	>	\$ 3,921,543
36. Supplemental Local Funds]	>	\$ 3,917,541
<i>(Same as Line 26 Library (D) and Other (E) Total Ineligible)</i>		
37. TOTAL PROJECT INCOME: [Add Lines 27, 28, and 36]	>	\$ 22,195,281

¹ Up to a maximum of \$20,000,000² Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"
[See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget** *(Multipurpose New Construction and Conversion Projects Only)*

<u>EXPENDITURES</u>		<u>INITIAL START-UP EXPENSES</u>	<u>ANNUAL EXPENSES</u>
1. Salaries/Benefits	>	\$0	\$721,000
2. Facilities Costs	>	\$0	\$160,540
Insurance			
Maintenance (Including Custodial, Trash, Landscaping, etc.)			
Security			
Utilities			
Other (Specify):			
3. Equipment & Supplies Costs	>	\$20,000	\$87,200
Equipment			
Supplies			
4. Materials	>	\$250,000	\$53,100
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$0	\$0
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify):			
6. Miscellaneous (Other)	>	\$0	\$0
7. TOTAL EXPENDITURES:	>	\$270,000	\$1,021,840

Financial Capacity *(New Construction and Conversion Projects Only)*

Applicants with new public library projects shall describe their financial capacity to open and maintain operation of the proposed library including anticipated revenue sources for library operations support.

The LL&LC is the most significant civic project ever undertaken by the City of Lafayette. It is completely supported by the City and, most importantly, by the community as demonstrated in this application and supporting documents. The City has made the financial commitment to the project in a number of ways. The City will acquire the site and build and maintain the LL&LC. In the City's Final 2003/2004 Budget, the LL&LC is identified as a capital improvement project, and up to \$13 million funding is identified. The City, County and Veterans organizations entered into an agreement whereby a site for the new Veterans Building will be acquired and the new building constructed by the Redevelopment Agency. On January 12, 2004, the City Council took a number of actions to commit even further to the project. The Council approved to serve as a sponsor and funding agency of the Glenn Seaborg Learning Consortium. The Council approved the Joint Venture Cooperative Agreement between the County, Lafayette School District, Acalanes High School District. Under this Agreement the City will fund an increased level of library services, including additional staffing and fund weekly arts and science programs as part of the Seaborg Consortium. The Council authorized the City Manager to execute a library use and maintenance agreement with the County for a term of forty years.

However, it is not just the City that has made a huge commitment. The community has made one, too. The LL&LC is a symbol of the community's commitment to its children, education and learning. As proof of this, the Friends of the Lafayette Library have said that they will contribute at least \$750,000 for the LL&LC. The Lafayette Community Foundation is starting its campaign, and has already received almost \$3 million in pledges. These contributions do not lessen the City's responsibility to fund the project through development and into the future. But these contributions do allow the project to reach its fullest potential for the community and as a model for California.

PROJECT TIMETABLE

Provide the timetable for the proposed project.

Show estimated dates of completion for future activities, as well as actual dates for activities already completed.

<u>ACTIVITY</u>	<u>DATE</u>
1. Planning and Land Use Permits Obtained (If Applicable)	> _____
2. Site Acquired (Obtain possession by Purchase, Donation or Lease)	> <u>February 2005</u>
3. Schematic Plans Completion	> <u>November 2004</u>
4. Design Development Plans Completion	> <u>March 2005</u>
5. Working Drawings (90%) Completion	> <u>September 2005</u>
6. Construction Documents Completion	> <u>November 2005</u>
7. Project Advertised for Bids	> <u>November 2005</u>
8. Start of Construction	> <u>February 2006</u>
9. Estimated Mid-Point of Construction	> <u>September 2006</u>
10. Completion of Construction	> <u>April 2007</u>
11. Opening of Library Building to the Public	> <u>June 2007</u>
12. Final Fiscal & Program Compliance Review Completed	> <u>August 2007</u>

APPLICATION CERTIFICATION

SIGNATURES

The parties below attest to and certify the accuracy and truthfulness of the application for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 funds. If the application is successful, the applicant agrees to execute the project on the basis of the application data provided herein including all supporting documents.

AUTHORIZED OFFICIAL OF THE APPLICANT JURISDICTION

Signature of Mayor, Chairperson of Board of Supervisors, or Head of District, authorized to make application for the local jurisdiction.

> _____
Signature

> January 13, 2004
Date

> Erling Horn
Name (type)

> Mayor, City of Lafayette
Title (type)

LIBRARY DIRECTOR OF THE OPERATING LIBRARY JURISDICTION

I hereby affirm that the library jurisdiction, for which I am the administrative agent, approves of the application and will operate the facility as a public library after its completion.

> _____
Signature

> January 13, 2004
Date

> Anne Cain
Name (type)

> County Librarian, Contra Costa County Library
Title (type)

- **SUBMIT COMPLETED APPLICATION FORM AND SUPPORTING DOCUMENTS ACCORDING TO INSTRUCTIONS IN SECTION 20440**
- **MAIL APPLICATION AND SUPPORTING DOCUMENTS TO:**

***Bond Act Fiscal Officer
Office of Library Construction
1029 J Street, Suite 400
Sacramento, CA 95814-2825***